

SECTION 2 NON-RESIDENTIAL DISTRICTS

8.01 H - HIGHWAY DISTRICT

8.02 GENERAL PURPOSE AND DESCRIPTION:

This District is intended to provide for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land uses along S.H. 121. Uses in this District are expected to provide service to a large trade area and be compatible with the future freeway section proposed for S.H. 121. This District is also designed to allow multi-story construction. Uses requiring outside storage will be prohibited, but outside display, such as a new car dealership, will be permitted.

8.03 PERMITTED USES:

Uses permitted in the "H" District are outlined in Article II, Section 3.

8.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Fifty feet (50')

		Adjacent to Districts RE Through PH	Adjacent to All Other Districts	Adjacent to Dedicated Street	
2.	Minimum Side Yard for:	1 story structure	Twenty-five feet (25')	Twenty feet (20')	Thirty feet (30')
		2 story structure	Sixty feet (60')	Twenty feet (20')	Thirty feet (30')
		3 story structure	Sixty feet (60')	Twenty feet (20')	Thirty feet (30')

3. Minimum Rear Yard for:

1 story structure	Twenty-five feet (25')	Twenty-five feet (25')	Thirty feet (30')
2 story structure	Sixty feet (60')	Thirty feet (30')	Thirty feet (30')
3 story structure	Eighty-five feet (85')	Thirty feet (30')	Thirty feet (30')

B. Size of Lot:

- Minimum Lot Area** - Twelve thousand, five hundred (12,500) square feet
- Minimum Lot Width** - One hundred feet (100')

- 3. **Minimum Lot Depth** - One hundred twenty-five feet (125')
- C. **Maximum Height** – No maximum, but height is limited to two (2) stories no greater than forty (40) feet within two hundred (200) feet of property zoned or developed as Single-Family or Two-Family.
- D. **Maximum Lot Coverage:** Fifty percent (50%)
- E. **Maximum Floor Area Ratio** - 4:1 (See Article VI, Appendix 1, Illustration #1)

8.05 **OTHER REGULATIONS:**

- A. As required by:
 - 1. Off-Street Parking Requirements, Article IV, Section 4
 - 2. Special and Additional Supplementary Regulations, Article IV, Section 9
 - 3. Accessory Building and Use Regulations, Article IV, Section 7
 - 4. Site Plan Approval, Article IV, Section 1
 - 5. Landscape Requirements, Article IV, Section 2
 - 6. Screening Fence and Wall Standards, Article IV, Section 5
 - 7. Lighting and Glare Standards, Article IV, Section 6
- B. Outside storage is prohibited.